LOT 59
RIVER GLEN PHASE 5B OR 2574/93

VASQUEZ MAURETH CASTRO
65640 EDGEWATER DR
YULEE, FL 32097

**2025**

**13-2N-26-1832-0059-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

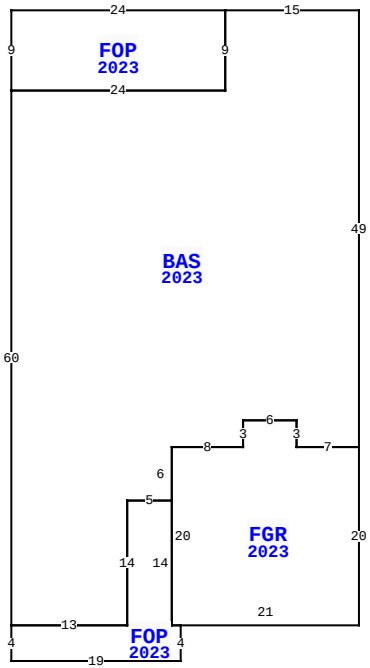
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,967 | 100 | 2023 | 1,967 | 220,717 |
| FGR | 438 | 55 | 2023 | 241 | 27,043 |
| FOP | 146 | 30 | 2023 | 44 | 4,937 |
| FOP | 216 | 30 | 2023 | 65 | 7,294 |
| TOTALS | 2,767 | | | 2,317 | 259,991 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,317 | 112.2100 | 112.21 | 259,991 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1967 HX Base Yr 2024




65640 EDGEWATER DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/12/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 259,991 |
| TOTAL MARKET OB/XF VALUE | | 3,827 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 318,818 |
| SOH/AGL Deduction | | 4,130 |
| ASSESSED VALUE | | 314,688 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 263,966 |
| TOTAL JUST VALUE | | 318,818 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 305,819 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2303798 | CO | | 08/15/2023 |
| 23003798 | NEW CONSTR | 374,144 | 03/22/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2664/523 | 8/29/2023 | SW | Q | I | 01 | 361,000 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: VASQUEZ MAURETH CAS

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=49,10] W15 S9 W24 S60 E13 N14 E5 N6 E8 N3 E6 S3 E7 N49 $
FGR=[YR=2023;ORIG=49,59] W7 N3 W6 S3 W8 S20 E21 N20 $
FOP=[YR=2023;ORIG=34,10] W24 S9 E24 N9 $
FOP=[YR=2023;ORIG=29,79] W1 N14 W5 S14 W13 S4 E19 N4 $
.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 736.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,827 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,827

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000134 | C | RES POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 08/18/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS